

THE STATE OF TEXAS

BID # S29-L22902

COUNTY OF HARRIS

ORDINANCE # 2008-807

CONTRACT # 4600008962

## I. PARTIES

### 1.0 ADDRESS:

THIS AGREEMENT FOR ALARM MONITORING, INSPECTION, MAINTENANCE AND TELEPHONE RESPONSE SERVICES ("Agreement") is made on the Countersignature Date between the CITY OF HOUSTON, TEXAS ("City"), a municipal corporation and HITECH FIRE DETECTION CORPORATION ("Contractor or Vendor"), a corporation doing business in Texas.

The initial addresses of the parties, which one party may change by giving written notice to the other party, are as follows:

#### City

City Purchasing Agent for Director(s)  
of Various Department(s)  
City of Houston  
P.O. Box 1562  
Houston, Texas 77251

#### Contractor

HiTech Fire Detection Corporation  
4355 Sylvanfield Drive, Ste. 260  
Houston, Texas 77014  
Phone: 281-970-9000  
Fax: 281-970-9011

The Parties agree as follows:

### 2.0 TABLE OF CONTENTS:

2.1 This Agreement consists of the following sections:

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- A. DEFINITIONS
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- H. FEES AND COSTS
- I. CONTRACTOR PAY OR PLAY

### **3.0 PARTS INCORPORATED:**

- 3.1 The above described sections and exhibits are incorporated into this Agreement.

### **4.0 CONTROLLING PARTS:**

- 4.1 If a conflict among the sections or exhibits arises the Exhibits control over the Sections.

### **5.0 DEFINITIONS:**

- 5.1 Certain terms used in this Agreement are defined in Exhibit "A".

6.0 **SIGNATURES:**

6.1 The Parties have executed this Agreement in multiple copies, each of which is an original.

ATTEST/SEAL (if a corporation):

HiTech Fire Detection Corporation

WITNESS (if not a corporation):

By: PS Cooley  
Name: PS Cooley  
Title: Corporate Secretary

By: Daniel Cooley  
Name: Daniel Cooley  
Title: President  
Federal Tax ID Number: 76 061 5681

ATTEST/SEAL:

Carla Russell  
City Secretary

CITY OF HOUSTON, TEXAS  
Signed by:

Bill White Arayda White  
Mayor

APPROVED:

William S. Niles  
City Purchasing Agent

COUNTERSIGNED BY:

Marissa D. Parker  
City Controller Markum P. Appel

DATE COUNTERSIGNED:

9-25-08

This Contract has been reviewed as to form by the undersigned legal assistant and has been found to meet established Legal Department criteria. The Legal Department has not reviewed the content of these documents.

September 3, 2008  
Date

Brenda Terry  
Legal Assistant

## **II. DUTIES OF CONTRACTOR**

### **1.0 SCOPE OF SERVICES:**

- 1.1 In consideration of the payments specified in this Agreement, Contractor shall provide all labor, material, equipment, transportation and supervision necessary to perform the services described in Exhibit "B" & "BB."

### **2.0 INDEMNITY AND RELEASE:**

#### **2.1 RELEASE**

PRIME CONTRACTOR/SUPPLIER AGREES TO AND SHALL RELEASE THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE CITY) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE CITY'S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE CITY'S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY.

#### **2.2 INDEMNIFICATION:**

PRIME CONTRACTOR/SUPPLIER AGREES TO AND SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY "THE CITY") HARMLESS FOR ALL CLAIMS, CAUSES OF ACTION, LIABILITIES, FINES, AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEY'S FEES, COURT COSTS, AND ALL OTHER DEFENSE COSTS AND INTEREST) FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT INCLUDING, WITHOUT LIMITATION, THOSE CAUSED BY:

2.2.1 PRIME CONTRACTOR/SUPPLIERS AND/OR ITS AGENTS', EMPLOYEES', OFFICERS', DIRECTORS', CONTRACTORS', OR SUBCONTRACTORS' (COLLECTIVELY IN NUMBERED PARAGRAPHS 2.1-2.3, "PRIME CONTRACTOR/SUPPLIER") ACTUAL OR ALLEGED NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS;

2.2.2 THE CITY'S AND PRIME CONTRACTOR/SUPPLIER'S ACTUAL OR ALLEGED CONCURRENT NEGLIGENCE, WHETHER PRIME CONTRACTOR/SUPPLIER IS IMMUNE FROM LIABILITY OR NOT; AND

2.2.3 THE CITY'S AND PRIME CONTRACTOR/SUPPLIER'S ACTUAL OR ALLEGED STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY, WHETHER PRIME CONTRACTOR/SUPPLIER IS IMMUNE FROM LIABILITY OR NOT.

2.2.4 PRIME CONTRACTOR/SUPPLIER SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY HARMLESS DURING THE TERM OF THIS AGREEMENT AND FOR FOUR YEARS AFTER THE AGREEMENT TERMINATES. PRIME CONTRACTOR/SUPPLIER'S INDEMNIFICATION IS LIMITED TO \$500,000.00 PER OCCURRENCE. PRIME CONTRACTOR/SUPPLIER SHALL NOT INDEMNIFY THE CITY FOR THE CITY'S SOLE NEGLIGENCE.

#### **2.3 INDEMNIFICATION:**

CONTRACTOR SHALL REQUIRE ALL OF ITS SUBCONTRACTORS (AND THEIR

**SUBCONTRACTORS) TO RELEASE AND INDEMNIFY THE CITY TO THE SAME EXTENT AND IN SUBSTANTIALLY THE SAME FORM AS ITS RELEASE AND INDEMNITY TO THE CITY**

**3.0 INDEMNIFICATION PROCEDURES:**

3.1 Notice of Claims. If the City or Prime Contractor/Supplier receives notice of any claim or circumstances which could give rise to an indemnified loss, the receiving party shall give written notice to the other party within 10 days. The notice must include the following:

3.1.1 a description of the indemnification event in reasonable detail,

3.1.2 the basis on which indemnification may be due, and

3.1.3 the anticipated amount of the indemnified loss.

3.2 This notice does not stop or prevent the City from later asserting a different basis for indemnification or a different amount of indemnified loss than that indicated in the initial notice. If the City does not provide this notice within the 10 day period, it does not waive any right to indemnification except to the extent that Prime Contractor/Supplier is prejudiced, suffers loss, or incurs expense because of the delay.

3.3 Defense of Claims

3.3.1 Assumption of Defense. Prime Contractor/Supplier may assume the defense of the claim at its own expense with counsel chosen by it that is reasonably satisfactory to the City. Prime Contractor/Supplier shall then control the defense and any negotiations to settle the claim. Within 10 days after receiving written notice of the indemnification request, Prime Contractor/Supplier must advise the City as to whether or not it will defend the claim. If Prime Contractor/Supplier does not assume the defense, the City shall assume and control the defense, and all defense expenses constitute an indemnification loss.

3.3.2 Continued Participation. If Prime Contractor/Supplier elects to defend the claim, the City may retain separate counsel to participate in (but not control) the defense and to participate in (but not control) any settlement negotiations. Prime Contractor/Supplier may settle the claim without the consent or agreement of the City, unless it (i) would result in injunctive relief or other equitable remedies or otherwise require the City to comply with restrictions or limitations that adversely affect the City, (ii) would require the City to pay amounts that Prime Contractor/Supplier does not fund in full, (iii) would not result in the City's full and complete release from all liability to the plaintiffs or claimants who are parties to or otherwise bound by the settlement.

**4.0 INSURANCE:**

4.1 Contractor shall maintain in effect certain insurance coverage and shall furnish certificates of insurance, in duplicate form, before beginning its performance under this Agreement. All policies except Professional Liability and Workers' Compensation must name the City as an additional insured. The issuer of any policy (1) shall have a Certificate of Authority to transact insurance business in Texas or (2) shall be an eligible non-admitted insurer in the State of Texas and have a Best's rating of at least B+ and a Best's Financial Size Category of Class VI or better, according to the most current edition Best's Key Rating Guide. Contractor shall maintain the following insurance coverages in the following amounts:

4.1.1 Commercial General Liability insurance including Contractual Liability insurance:

\$500,000 per occurrence; \$1,000,000 aggregate

4.1.2 Workers' Compensation including Broad Form All States endorsement:  
Statutory amount

4.1.3 Automobile Liability insurance  
\$1,000,000 combined single limit per occurrence  
Defense costs are excluded from the face amount of the policy.  
Aggregate Limits are per 12-month policy period unless otherwise indicated.

4.1.4 Employer's Liability  
Bodily injury by accident \$100,000 (each accident)  
Bodily injury by disease \$100,000 (policy limit)  
Bodily injury by disease \$100,000 (each employee)

4.2 All insurance policies must require on their face, or by endorsement, that the insurance carrier waives any rights of subrogation against the City, and that it shall give 30 days written notice to the City before they may be canceled. Within the 30 day period, Contractor shall provide other suitable policies in lieu of those about to be canceled, materially changed, or non-renewed so as to maintain in effect the required coverage. If Contractor does not comply with this requirement, the Director, at his or sole discretion, may:

4.2.1 immediately suspend Contractor from any further performance under this Agreement and begin procedures to terminate for default, or

4.2.2 purchase the required insurance with City funds and deduct the cost of the premiums from amounts due to Contractor under this Agreement.

## **5.0 WARRANTIES:**

5.1 Contractor represents and warrants that it shall perform all work in a good and workmanlike manner, meeting the standards of quality prevailing in Harris County, Texas for work of this kind. Contractor shall perform all work using trained and skilled persons having substantial experience performing the work required under this Agreement.

5.2 With respect to any parts and goods furnished by it, Contractor warrants:

5.2.1 that all items are free of defects in title, material, and workmanship,

5.2.2 that each item meets or exceeds the manufacturer's specifications and requirements for the equipment, structure, or other improvement in which the item is installed,

5.2.3 that each replacement item is new in accordance with original equipment manufacturer's specifications, and of a quality at least as good as the quality of the item which it replaces (when the replaced item was new), and

5.2.4 that no item or its use infringes any patent, copyright, or proprietary right.

## **6.0 LICENSES AND PERMITS:**

6.1 Contractor shall obtain and pay for all licenses, permits, and certificates required by any statute, ordinance, rule, or regulation.

## **7.0 COMPLIANCE WITH EQUAL OPPORTUNITY ORDINANCE:**

7.1 Contractor shall comply with the City's Equal Employment Opportunity Ordinance as set out in

Exhibit "C."

**8.0 MWBE COMPLIANCE:**

- 8.1 Contractor shall comply with the City's Minority and Women Business Enterprise ("MWBE") programs as set out in Chapter 15, Article V of the City of Houston Code of Ordinances. Contractor shall make good faith efforts to award subcontracts or supply agreements in at least **4%** of the value of this Agreement to MWBEs. Contractor acknowledges that it has reviewed the requirements for good faith efforts on file with the City's Affirmative Action Division and will comply with them.
- 8.2 Contractor shall require written subcontracts with all MWBE subcontractors and shall submit all disputes with MWBEs to binding arbitration in Houston, Texas if directed to do so by the Affirmative Action Division Director. MWBE subcontracts must contain the terms set out in Exhibit "D." If Contractor is an individual person (as distinguished from a corporation, partnership, or other legal entity), and the amount of the subcontract is \$50,000 or less, the subcontract must also be signed by the attorneys of the respective parties.

**9.0 DRUG ABUSE DETECTION AND DETERRENCE:**

- 9.1 It is the policy of the City to achieve a drug-free workforce and workplace. The manufacture, distribution, dispensation, possession, sale, or use of illegal drugs or alcohol by contractors while on City Premises is prohibited. Contractor shall comply with all the requirements and procedures set forth in the Mayor's Drug Abuse Detection and Deterrence Procedures for Contractors, Executive Order No. 1-31 ("Executive Order"), which is incorporated into this Agreement and is on file in the City Secretary's Office.
- 9.2 Before the City signs this Agreement, Contractor shall file with the Contract Compliance Officer for Drug Testing ("CCODT"):
  - 9.2.1 a copy of its drug-free workplace policy,
  - 9.2.2 the Drug Policy Compliance Agreement substantially in the form set forth in Exhibit "E," together with a written designation of all safety impact positions and,
  - 9.2.3 if applicable (e.g. no safety impact positions), the Certification of No Safety Impact Positions, substantially in the form set forth in Exhibit "F."
- 9.3 If Contractor files a written designation of safety impact positions with its Drug Policy Compliance Agreement, it also shall file every 6 months during the performance of this Agreement or on completion of this Agreement if performance is less than 6 months, a Drug Policy Compliance Declaration in a form substantially similar to Exhibit "G." Contractor shall submit the Drug Policy Compliance Declaration to the CCODT within 30 days of the expiration of each 6-month period of performance and within 30 days of completion of this Agreement. The first 6-month period begins to run on the date the City issues its Notice to Proceed or if no Notice to Proceed is issued, on the first day Contractor begins work under this Agreement.
- 9.4 Contractor also shall file updated designations of safety impact positions with the CCODT if additional safety impact positions are added to Contractor's employee work force.
- 9.5 Contractor shall require that its subcontractors comply with the Executive Order, and Contractor shall secure and maintain the required documents for City inspection.

**10.0 ENVIRONMENTAL LAWS:**



- 10.1 Contractor shall comply with all rules, regulations, statutes, or orders of the Environmental Protection Agency ("EPA"), the Texas Commission on Environmental Quality ("TCEQ"), and any other governmental agency with the authority to promulgate environmental rules and regulations ("Environmental Laws"). Contractor shall promptly reimburse the City for any fines or penalties levied against the City because of Contractor's failure to comply.
- 10.2 Contractor shall not possess, use, generate, release, discharge, store, dispose of, or transport any Hazardous Materials on, under, in, above, to, or from the site except in strict compliance with the Environmental Regulations. "Hazardous Materials" means any substances, materials, or wastes that are or become regulated as hazardous or toxic substances under any applicable federal, state, or local laws, regulations, ordinances, or orders. Contractor shall not deposit oil, gasoline, grease, lubricants or any ignitable or hazardous liquids, materials, or substances in the City's storm sewer system or sanitary sewer system or elsewhere on City Property in violation of the Environmental Laws.

#### **11.0 CONTRACTOR'S PERFORMANCE:**

- 11.1 Contractor shall make citizen satisfaction a priority in providing services under this Agreement. Contractor shall train its employees to be customer service-oriented and to positively and politely interact with citizens when performing contract services. Contractor's employees shall be clean, courteous, efficient, and neat in appearance and committed to offering the highest quality of service to the public. If, in the Director's opinion, Contractor is not interacting in a positive and polite manner with citizens, he or she shall direct Contractor to take all remedial steps to conform to these standards.

#### **12.0 PAYMENT OF EMPLOYEES AND SUBCONTRACTORS:**

- 12.1 Contractor shall make timely payments in accordance with applicable state and federal law to all persons and entities supplying labor, materials or equipment for the performance of this Agreement including Contractor's employees.
- 12.2 Failure of Contractor to pay its employees as required by law shall constitute a default under this contract for which the Contractor and its surety shall be liable on Contractor's performance bond if Contractor fails to cure the default as provided under this Agreement.
- 12.3 Contractor shall defend and indemnify the City from any claims or liability arising out of Contractor's failure to pay its subcontractors as required by law. Contractor shall submit disputes relating to payment of M/WBE subcontractors to arbitration in the same manner as any other disputes under the M/WBE subcontract.

#### **13.0 CONTRACTOR PAY OR PLAY PROGRAM:**

- 13.1 The requirement and terms of the City of Houston Pay or Play Policy, as set out in Executive Order 1-7, are incorporated into this Agreement for all purposes. Contractor has reviewed Executive Order 1-7 and shall comply with its terms and conditions as they are set out at the time of City Council approval of this Agreement. Exhibit "I".

### **III. DUTIES OF CITY**

#### **1.0 PAYMENT TERMS:**

- 1.1 The City shall pay and Contractor shall accept fees at the unit prices provided in Exhibit H for all services rendered and the Deliverables furnished by Contractor. The fees must only be paid from Allocated Funds, as provided below.
- 1.2 Any quantities of services or Deliverables shown in any part of this contract or its exhibits are

estimated only and are not any guarantee that the City will not purchase more or less of those services or Deliverables. The City will pay only for the services or Deliverables actually ordered and only at the unit prices set out.

## **2.0 TAXES:**

- 2.1 The City is exempt from payment of Federal Excise and Transportation Tax and Texas Limited Sales and Use Tax. Contractor's invoices to the City must not contain assessments of any of these taxes. The Director will furnish the City's exemption certificate and federal tax identification number to Contractor if requested.

## **3.0 METHOD OF PAYMENT:**

- 3.1 The City shall pay Contractor on the basis of invoices submitted by Contractor and approved by the Director, showing the specific tasks completed in the preceding month and the corresponding prices. The City shall make payments to Contractor at its address for notices within 30 days of receipt of an approved invoice.

## **4.0 METHOD OF PAYMENT - DISPUTED PAYMENTS:**

- 4.1 If the City disputes any items in an invoice Contractor submits for any reason, including lack of supporting documentation, the Director shall temporarily delete the disputed item and pay the remainder of the invoice. The Director shall promptly notify Contractor of the dispute and request remedial action. After the dispute is settled, Contractor shall include the disputed amount on a subsequent regularly scheduled invoice or on a special invoice for the disputed item only.

## **5.0 LIMIT OF APPROPRIATION:**

- 5.1 The City's duty to pay money to Contractor under this Agreement is limited in its entirety by the provisions of this Section.
- 5.2 In order to comply with Article II, Sections 19 and 19a of the City's Charter and Article XI, Section 5 of the Texas Constitution, the City has appropriated and allocated the sum of **\$224,437.00** to pay money due under this Agreement (the "Original Allocation"). The executive and legislative officers of the City, in their discretion, may allocate supplemental funds for this Agreement, but they are not obligated to do so. Therefore, the parties have agreed to the following procedures and remedies:
- 5.3 The City makes a Supplemental Allocation by issuing to Contractor a Service Release Order, or similar form approved by the City Controller, containing the language set out below. When necessary, the Supplemental Allocation shall be approved by motion or ordinance of City Council.

### **"NOTICE OF SUPPLEMENTAL ALLOCATION OF FUNDS"**

By the signature below, the City Controller certifies that, upon the request of the responsible director, the supplemental sum set out below has been allocated for the purposes of the Agreement out of funds appropriated for this purpose by the City Council of the City of Houston. This supplemental allocation has been charged to such appropriation.

- 5.4 The Original Allocation plus all supplemental allocations are the Allocated Funds. The City shall never be obligated to pay any money under this Agreement in excess of the Allocated Funds. Contractor must assure itself that sufficient allocations have been made to pay for services it provides. If Allocated Funds are exhausted, Contractor's only remedy is suspension or termination of its performance under this Agreement and it has no other remedy in law or in equity against the City and no right to damages of any kind.

## **6.0 CHANGES:**

- 6.1 At any time during the Agreement Term, the City Purchasing Agent or Director may issue a Change Order to increase or decrease the scope of services or change plans and specifications, as he or she may find necessary to accomplish the general purposes of this Agreement. Contractor shall furnish the services or deliverables in the Change Order in accordance with the requirements of this Agreement plus any special provisions, specifications, or special instructions issued to execute the extra work.

- 6.2 The City Purchasing Agent or Director will issue the Change Order in substantially the following form:

### **CHANGE ORDER**

TO: [Name of Contractor]  
FROM: City of Houston, Texas (the "City")  
DATE: [Date of Notice]  
SUBJECT: Change Order under the Agreement between the City and [Name of Contractor] countersigned by the City Controller on [Date of countersignature of the Agreement]

Subject to all terms and conditions of the Agreement, the City requests that Contractor provide the following:

[Here describe the additions to or changes to the equipment or services and the Change Order Charges applicable to each.]

Signed:  
[Signature of City Purchasing Agent or Director]

- 6.3 The City Purchasing Agent or Director may issue more than one Change Order, subject to the following limitations:
- 6.3.1 Council expressly authorizes the City Purchasing Agent or Director to approve a Change Order of up to \$50,000. A Change Order of more than \$50,000 over the approved contract amount must be approved by the City Council.
- 6.3.2 If a Change Order describes items that Contractor is otherwise required to provide under this Agreement, the City is not obligated to pay any additional money to Contractor.
- 6.3.3 The Total of all Change Orders issued under this section may not increase the Original Agreement amount by more than 25%.
- 6.4 Whenever Contractor receives a Change Order, Contractor shall furnish all material, equipment, and personnel necessary to perform the work described in the Change Order. Contractor shall complete the work within the time prescribed. If no time for completion is prescribed, Contractor shall complete the work within a reasonable time. If the work described in any Change Order causes an unavoidable delay in any other work Contractor is required to perform under this

Agreement, Contractor may request a time extension for the completion of the work. The City Purchasing Agent's or Director's decision regarding a time extension is final.

- 6.5 A product or service provided under a Change Order is subject to inspection, acceptance, or rejection in the same manner as the work described in the Original Agreement, and is subject to the terms and conditions of the Original Agreement as if it had originally been a part of the Agreement.
- 6.6 Change Orders are subject to the Allocated Funds provisions of this Agreement.

#### **IV. TERM AND TERMINATION**

##### **1.0 CONTRACT TERM:**

- 1.1 This Agreement is effective on the Countersignature Date and expires three (3) years after the date specified in the Notice to Proceed unless sooner terminated according to the terms of this Agreement.

##### **2.0 NOTICE TO PROCEED:**

- 2.1 Contractor shall begin performance under this Agreement on the date specified in a Notice to Proceed from the City Purchasing Agent.

##### **3.0 RENEWALS:**

- 3.1 Upon expiration of the Initial Term, and so long as the City makes sufficient supplemental allocations, this Agreement will be automatically renewed for two successive one-year terms on the same terms and conditions. If the Director of the City Department elects not to renew this Agreement, the City Purchasing shall notify Contractor in writing of non-renewal at least 30 days before the expiration of the then-current term.

##### **4.0 TIME EXTENSIONS:**

- 4.1 If the Department requests an extension of time to complete its performance, then the City Purchasing Agent may, in his or her sole discretion, extend the time so long as the extension does not exceed 90 days. The extension must be in writing but does not require amendment of this Agreement. Contractor is not entitled to damages for delay(s) regardless of the cause of the delay(s).

##### **5.0 TERMINATION FOR CONVENIENCE BY THE CITY:**

- 5.1 The City Purchasing Agent or Director may terminate this Agreement at any time by giving 30 days written notice to Contractor. The City's right to terminate this Agreement for convenience is cumulative of all rights and remedies which exist now or in the future.
- 5.2 On receiving the notice, Contractor shall, unless the notice directs otherwise, immediately discontinue all services under this Agreement and cancel all existing orders and subcontracts that are chargeable to this Agreement. As soon as practicable after receiving the termination notice, Contractor shall submit an invoice showing in detail the services performed under this Agreement up to the termination date. The City shall then pay the fees to Contractor for services actually performed, but not already paid for, in the same manner as prescribed in Section III unless the fees exceed the allocated funds remaining under this Agreement.
- 5.3 TERMINATION OF THIS AGREEMENT AND RECEIPT OF PAYMENT FOR SERVICES RENDERED ARE CONTRACTOR'S ONLY REMEDIES FOR THE CITY'S TERMINATION FOR CONVENIENCE, WHICH DOES NOT CONSTITUTE A DEFAULT OR BREACH OF THIS

AGREEMENT. CONTRACTOR WAIVES ANY CLAIM (OTHER THAN ITS CLAIM FOR PAYMENT AS SPECIFIED IN THIS SECTION), IT MAY HAVE NOW OR IN THE FUTURE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM THE CITY'S TERMINATION FOR CONVENIENCE.

#### **6.0 TERMINATION FOR CAUSE BY CITY:**

- 6.1 If Contractor defaults under this Agreement, the City Purchasing Agent or Director may either terminate this Agreement or allow Contractor to cure the default as provided below. The City's right to terminate this Agreement for Contractor's default is cumulative of all rights and remedies which exist now or in the future. Default by Contractor occurs if:
  - 6.1.1 Contractor fails to perform any of its duties under this Agreement;
  - 6.1.2 Contractor becomes insolvent;
  - 6.1.3 all or a substantial part of Contractor's assets are assigned for the benefit of its creditors;  
or
  - 6.1.4 a receiver or trustee is appointed for Contractor.
- 6.2 If a default occurs, the City Purchasing Agent or Director may, but is not obligated to, deliver a written notice to Contractor describing the default and the termination date. The City Purchasing Agent or Director at his or her sole option, may extend the termination date to a later date. If the City Purchasing Agent or Director allows Contractor to cure the default and Contractor does so to the City Purchasing Agent's or Director's satisfaction before the termination date, then the termination is ineffective. If Contractor does not cure the default before the termination date, then the City Purchasing Agent or Director may terminate this Agreement on the termination date, at no further obligation of the City.
- 6.3 To effect final termination, the City Purchasing Agent or Director must notify Contractor in writing. After receiving the notice, Contractor shall, unless the notice directs otherwise, immediately discontinue all services under this Agreement, and promptly cancel all orders or subcontracts chargeable to this Agreement.

#### **7.0 TERMINATION FOR CAUSE BY CONTRACTOR:**

- 7.1 Contractor may terminate its performance under this Agreement only if the City defaults and fails to cure the default after receiving written notice of it. Default by the City occurs if the City fails to perform one or more of its material duties under this Agreement. If a default occurs and Contractor wishes to terminate the Agreement, then Contractor must deliver a written notice to the Director describing the default and the proposed termination date.
- 7.2 The date must be at least 30 days after the Director receives notice. Contractor, at its sole option, may extend the proposed termination date to a later date. If the City cures the default before the proposed termination date, then the proposed termination is ineffective. If the City does not cure the default before the proposed termination date, then Contractor may terminate its performance under this Agreement on the termination date.

#### **8.0 REMOVAL OF CONTRACTOR OWNED EQUIPMENT AND MATERIALS:**

- 8.1 Upon expiration, or termination of this Agreement, Contractor is permitted ten (10) days within which to remove contractor-owned material and equipment from the City's premises. The City shall make such material and equipment readily available to Contractor. The time period may be extended upon approval by the Director. The City reserves the right to deny any extension

of time.

## **V. MISCELLANEOUS**

### **1.0 INDEPENDENT CONTRACTOR:**

- 1.1 Contractor shall perform its obligations under this Agreement as an independent contractor and not as an employee of the City.

### **2.0 FORCE MAJEURE:**

- 2.1 Timely performance by both parties is essential to this Agreement. However, neither party is liable for delays or other failures to perform its obligations under this Agreement to the extent the delay or failure is caused by Force Majeure. Force Majeure means fires, floods, explosions, and other acts of God, war, terrorist acts, riots, court orders, and the acts of superior governmental or military authority.
- 2.2 This relief is not applicable unless the affected party does the following:
- 2.2.1 uses due diligence to remove the Force Majeure as quickly as possible; and
- 2.2.2 provides the other party with prompt written notice of the cause and its anticipated effect.
- 2.3 The City may perform contract functions itself or contract them out during periods of Force Majeure. Such performance does not constitute a default or breach of this Agreement by the City.
- 2.4 If the Force Majeure continues for more than 30 days, the City Purchasing Agent or Director may terminate this Agreement by giving 30 days' written notice to Contractor. This termination is not a default or breach of this Agreement. CONTRACTOR WAIVES ANY CLAIM IT MAY HAVE FOR FINANCIAL LOSSES OR OTHER DAMAGES RESULTING FROM THE TERMINATION EXCEPT FOR AMOUNTS DUE UNDER THE AGREEMENT AT THE TIME OF THE TERMINATION.

### **3.0 SEVERABILITY:**

- 3.1 If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices either party.

### **4.0 ENTIRE AGREEMENT:**

- 4.1 This Agreement merges the prior negotiations and understandings of the Parties and embodies the entire agreement of the Parties. No other agreements, assurances, conditions, covenants (express or implied), or other terms of any kind exist between the Parties regarding this Agreement.

### **5.0 WRITTEN AMENDMENT:**

- 5.1 Unless otherwise specified elsewhere in this Agreement, this Agreement may be amended only by written instrument executed on behalf of the City (by authority of an ordinance duly adopted by the City Council) and Contractor. The Director is only authorized to perform the functions specifically delegated to him or her in this Agreement.

### **6.0 APPLICABLE LAWS:**

- 6.1 This Agreement is subject to the laws of the State of Texas, the City Charter and Ordinances, the laws of the federal government of the United States, and all rules and regulations of any

regulatory body or officer having jurisdiction.

6.2 Venue for any litigation relating to this Agreement is Harris County, Texas.

**7.0 NOTICES:**

7.1 All notices to either party to the Agreement must be in writing and must be delivered by hand, facsimile, United States registered or certified mail, return receipt requested, United States Express Mail, Federal Express, Airborne Express, UPS or any other national overnight express delivery service. The notice must be addressed to the party to whom the notice is given at its address set out in Section I of this Agreement or other address the receiving party has designated previously by proper notice to the sending party. Postage or delivery charges must be paid by the party giving the notice.

**8.0 NON-WAIVER:**

8.1 If either party fails to require the other to perform a term of this Agreement, that failure does not prevent the party from later enforcing that term and all other terms. If either party waives the other's breach of a term, that waiver does not waive a later breach of this Agreement.

8.2 An approval by the Director, or by any other employee or agent of the City, of any part of Contractor's performance does not waive compliance with this Agreement or establish a standard of performance other than that required by this Agreement and by law. The Director is not authorized to vary the terms of this Agreement.

**9.0 INSPECTIONS AND AUDITS:**

9.1 City representatives may perform, or have performed, (1) audits of Contractor's books and records, and (2) inspections of all places where work is undertaken in connection with this Agreement. Contractor shall keep its books and records available for this purpose for at least 3 years after this Agreement terminates. This provision does not affect the applicable statute of limitations.

**10.0 ENFORCEMENT:**

10.1 The City Attorney or his or her designee may enforce all legal rights and obligations under this Agreement without further authorization. Contractor shall provide to the City Attorney all documents and records that the City Attorney requests to assist in determining Contractor's compliance with this Agreement, with the exception of those documents made confidential by federal or State law or regulation.

**11.0 AMBIGUITIES:**

11.1 If any term of this Agreement is ambiguous, it shall not be construed for or against any party on the basis that the party did or did not write it.

**12.0 SURVIVAL:**

12.1 Contractor shall remain obligated to the City under all clauses of this Agreement that expressly or by their nature extend beyond the expiration or termination of this Agreement, including but not limited to, the indemnity provisions.

**13.0 PARTIES IN INTEREST:**

13.1 This Agreement does not bestow any rights upon any third party, but binds and benefits the City and Contractor only.

**14.0 SUCCESSORS AND ASSIGNS:**

- 14.1 This Agreement binds and benefits the Parties and their legal successors and permitted assigns; however, this provision does not alter the restrictions on assignment and disposal of assets set out in the following paragraph. This Agreement does not create any personal liability on the part of any officer or agent of the City.

**15.0 BUSINESS STRUCTURE AND ASSIGNMENTS:**

- 15.1 Contractor shall not assign this Agreement at law or otherwise or dispose of all or substantially all of its assets without the City Purchasing Agent's or Director's prior written consent. Nothing in this clause, however, prevents the assignment of accounts receivable or the creation of a security interest under Section 9.406 (c) of the Texas Business & Commerce Code. In the case of such an assignment, Contractor shall immediately furnish the City with proof of the assignment and the name, telephone number, and address of the Assignee and a clear identification of the fees to be paid to the Assignee.
- 15.2 Contractor shall not delegate any portion of its performance under this Agreement without the City Purchasing Agent's or Director's prior written consent.

**16.0 REMEDIES CUMULATIVE:**

- 16.1 Unless otherwise specified elsewhere in this Agreement, the rights and remedies contained in this Agreement are not exclusive, but are cumulative of all rights and remedies which exist now or in the future. Neither party may terminate its duties under this Agreement except in accordance with its provisions.

**17.0 CONTRACTOR DEBT:**

- 17.1 If Contractor, at any time during the term of this agreement, incurs a debt, as the word is defined in Section 15-122 of the Houston City Code of Ordinances, it shall immediately notify the City Controller in writing. If the City Controller becomes aware that Contractor has incurred a debt, she shall immediately notify contractor in writing. If Contractor does not pay the debt within 30 days of either such notification, the City Controller may deduct funds in an amount equal to the debt from any payments owed to Contractor under this agreement, and Contractor waives any recourse therefor.



## **EXHIBIT "A"**

### **DEFINITIONS**

As used in this Agreement, the following terms have the meanings set out below:

"Agreement" means this contract between the Parties, including all exhibits, change orders, and any written amendments authorized by City Council and Contractor.

"City" is defined in the preamble of this Agreement and includes its successors and assigns.

"City Purchasing Agent" is defined as the person or duly authorized successor, authorized in writing to act for the City. The term includes, except as otherwise provided in this Contract, the authorized representative of the City Purchasing Agent acting within the limits of delegated authority.

"Contractor Administrator" means the representative of the Department who is responsible for the administration for the Contract.

"Contract Award Notice" means the official notification substantiated by the Notice to Proceed issued by the City Purchasing Agent to the Contractor.

"Contract Charges" means charges that accrue during a given month as defined in Article III.

"Contract Term" is defined in Article IV.

"Contractor" is defined in the preamble of this Agreement and includes its successors and assigns.

"Countersignature Date" means the date this agreement is countersigned by the City Controller.

"Director" mean the Directors/Chiefs of each of the Departments or the City Purchasing Agent for the City, or the person he or she designates.

"Effective Date" is defined as date contract is countersigned by the City Controller.

"Governing Body" means the Mayor and City Council of the City of Houston.

"Hazardous Materials" is defined in Article II (Environmental Laws).

"Notice to Proceed" means a written communication from the City Purchasing Agent to Contractor instructing Contractor to begin performance.

"Parties" mean all the entities set out in the Preamble who are bound by this Agreement.

**EXHIBIT "B"**  
**SCOPE OF WORK/SPECIFICATIONS**

**1.0 SCOPE OF WORK:**

- 1.1 The Contractor shall furnish all supervision, labor, transportation, tools and equipment and supplies necessary to provide fire alarm and security alarm monitoring, inspection, maintenance and telephone response services for General Services (Includes Health Department, Houston Public Library Department, Police Department, and General Government), Finance Department, Administration & Regulatory Affairs Department, Solid Waste Management Department, and Public Works and Engineering Departments per Exhibit "B" & "BB".

**2.0 LICENSING REQUIREMENTS:**

- 2.1 The Contractor must meet City of Houston and State of Texas Fire and Security Codes, including but not limited to:
- 2.1.1 Texas Commission on Fire Protection company license
  - 2.1.2 State of Texas Licensed Fire Alarm Planner on Staff or made available as needed
  - 2.1.3 State of Texas Licensed Fire Alarm Technicians
  - 2.1.4 UL Central Station, certified for fire alarm
  - 2.1.5 State of Texas Security License
  - 2.1.6 Manufacturer Licensed/Certified (To include all City equipment) Technicians on Staff

**3.0 INVOICING:**

- 3.1 All invoices shall be provided on a monthly basis. Each shall include the contract and ordinance number. All invoicing must be submitted in triplicate, itemized as to quantity, description and pricing. Documentation for all services, except monitoring, shall be provided with the invoice (i.e. work tickets, supplier invoices).
- 3.2 Invoicing will identify monthly costs by location and type of service (i.e. security or fire). The monthly security costs will include the first ten (10) responses by the Contractor's armed security guards at each location.
- 3.3 Invoicing for armed security guard responses in excess of the first ten responses at each location will be separately identified on the invoice.

**4.0 LABOR FOR OTHER SERVICES:**

- 4.1 Labor for other services shall be charged at the labor charge per hour specified in the fee schedule and on the official bid form.
- 4.2 Contract time designation will be as follows:
- 4.2.1 Standard Time will be 7:00 a.m. through 5:00 p.m. Monday through Friday.
  - 4.2.2 Overtime will be 5:01 p.m. through 6:59 a.m. Monday through Saturday morning, Saturday and Sunday Overtime will be 7:00 a.m. Saturday through 6:50 a.m. Monday and Holiday Overtime shall be all Official City of Houston Holidays approved by Houston City Council.
- 4.3 Other services shall include, but not limited to the following:
- 4.3.1 Replacement of major components such as control panel, control, charging systems,

- sensing devices, relaying components, etc.;
- 4.3.2 Rebuilding equipment already in place;

4.4 Services not incorporated into the inspections agreement check list;

- 4.4.1 The Contractor shall perform all necessary labor on the existing equipment to replace parts and components that fail during the term of the Inspection and Repair Contract. Once a part has failed and must be replaced the Contractor must notify and seek approval from the Department prior to performing the replacement work. The Contractor will bill the Department for only the time performing the replacement work. No travel allowances shall be provided by the Department. All work performed by the Contractor shall be based on a fixed hourly rate.

**5.0 SERVICE RESPONSE TIME (Except for Security Alarm Signals):**

- 5.1 The Contractor must be able to respond within one (1) hour with a minimum of one (1) qualified technician after receipt of notification request from an authorized representative of the City of Houston. The Contractor shall maintain a manned (24) hour phone number for emergencies.

**6.0 ADDITIONS & DELETIONS:**

- 6.1 The City, by written notice from the City Purchasing Agent to the Contractor, at anytime during the term of this contract, may add or delete like or similar equipment, locations and/or services to the list of equipment, locations and/or services to be performed. Any such written notice shall take effect on the date stated in the notice from the City. Equipment, locations and/or services added will be subject to the contract services and charges or rates as an item already specified in the fee schedule. In the event the additional equipment, locations and/or service is not identical to any item already under contract, the charges therefore will then be the Contractor's prevailing charges or rates for the equipment, locations and/or services classified in the fee schedule.

**7.0 SOFTWARE:**

- 7.1 The Contractor shall possess the most recent and corresponding software that will integrate with the security and fire alarms systems at each City facility and possess factory authorized and current operating password(s) that allows complete system access to each City facility. Contractor is to have the capability to program all security panels remotely.

**8.0 REPORTS:**

- 8.1 The Contractor shall submit activity reports bi-weekly with information that includes a summary of alarms, inspections, maintenance accomplished and other services performed.
- 8.2 The Contractor shall provide special activity reports as requested at no additional charge.

**9.0 FALSE ALARM RATE:**

- 9.1 Not more than ten (10) false alarms at each facility will be acceptable during a one (1) year period. This will apply only to false alarms caused by wiring or equipment failure caused by equipment not included in the contract. Contractor will notify the department when false alarms exceed the limit. Contractor will recommend actions to reduce false alarms for department review.

**10.0 ESTIMATED QUANTITIES NOT GUARANTEED:**

- 10.1 The estimated quantities specified herein are not a guarantee of actual quantities, as the City does not guarantee any particular quantity of alarm monitoring, maintenance and telephone response services during the term of this contract. The quantities may vary depending upon the actual needs of the user Department. The quantities specified herein are good faith estimates of usage during the term of this contract. Therefore, the City shall not be liable for any contractual agreements/obligations the Contractor enters into based on the City purchasing/requiring all the quantities specified herein.

#### **11.0 WARRANTY OF SERVICES:**

- 11.1 Definitions: "*Acceptance*" as used in this clause, means the act of an authorized representative of the City by which the City assumes for itself, approval of specific services, as partial or complete performance of the contract.

11.1.1 "*Correction*" as used in this clause, means the elimination of a defect.

- 11.2 Notwithstanding inspection and acceptance by the City or any provision concerning the conclusiveness thereof, the Contractor warrants that all services performed under this contract will, at the time of acceptance, be free from defects in workmanship and conform to the requirements of this contract. The City shall give written notice of any defect or nonconformance to the Contractor within a one-year period from the date of acceptance by the City. This notice shall state either (1) that the Contractor shall correct or re-perform any defective or non-conforming services at no additional cost to the City, or (2) that the City does not require correction or re-performance.

- 11.3 If the Contractor is required to correct or re-perform, it shall be at no cost to the City, and any services corrected or re-performed by the Contractor shall be subject to this clause to the same extent as work initially performed. If the Contractor fails or refuses to correct or re-perform, the City may, by contract or otherwise, correct or replace with similar services and charge to the Contractor the cost occasioned to the City thereby, or make an equitable adjustment in the contract price.

- 11.4 If the City does not require correction or re-performance, the City shall make an equitable adjustment in the contract price.

#### **12.0 REPLACEMENT PARTS:**

- 12.1 Replacement parts shall be charged for a cost plus percentage as listed in the contract fee schedule.
- 12.2 Cost of parts and materials used in the performance of this contract shall be charged to the department along with labor. All components shall be listed individually along with their cost plus markup. The Contractor shall provide, along with their invoices for part and components, a copy of its supplier's invoice.
- 12.3 Contractor shall return all damaged and defective parts that have been replaced to the City.

#### **13.0 REMOVAL OF EQUIPMENT:**

- 13.1 Any and all equipment removed from City property shall be accompanied by a City of Houston Return Authorization Form 7530-0559951-00. The return Authorization Form shall be provided by the department requesting services. The form shall be adjusted by the user department to reflect the Contract and Ordinance number pertaining to this contract.

**14.0 TRAVEL OR TRIP CHARGES FORBIDDEN:**

- 14.1 No extra travel or trip charges will be added by Contractor for any of the services provided under this contract.

**15.0 EXTRA CHARGES FOR ALARM PASS-CODES FORBIDDEN:**

- 15.1 There shall be no additional charges for changing, modifying, adding, or deleting alarm pass-codes for any and all locations covered under this contract, at any time.

**16.0 TRAINING FOR BUILDING MANAGEMENT & SECURITY MANAGEMENT PERSONNEL:**

- 16.1 Contractor shall provide training to building management and security management personnel at each facility on how the alarm systems work, and how to properly operate the systems at no additional cost to the City. This training will also be provided as requested by the City for new management personnel as changes in City personnel are made, at no additional cost to the City.

**17.0 BACKGROUND CHECKS:**

- 17.1 The contractor will be responsible for performing nation-wide criminal background checks on all employees the contractor intends to assign to work at City of Houston facilities in order to fulfill this contract. A copy of the background check will be provided to the Security Management Division of General Services Department, at no additional cost to the City. The City reserves the right to deny access to any of contractor's employees who have felony convictions on the background check, or who may be judged as untrustworthy.
- 17.2 Failure to perform a nation-wide background check on every employee assigned to work at City of Houston facilities, or failure to provide those checks to Security Management Division may result in termination of this contract.

**18.0 RESPONSE TIME FOR ADDITIONAL WORK REQUEST:**

- 18.0 The Contractor shall respond and provide all written quotes within forty-eight (48) hour from written request from the applicable Department designee for all additional work requests.

**SCOPE OF WORK/SPECIFICATION PART I**  
**FOR GENERAL SERVICES DEPARTMENT (INCLUDES: LIBRARY, HEALTH & HUMAN SERVICES,**  
**GENERAL GOVERNMENT & POLICE DEPARTMENTS), FINANCE, ADMINISTRATION & REGULATORY**  
**AFFAIRS, SOLID WASTE MANAGEMENT, PUBLIC WORKS & ENGINEERING DEPARTMENTS, PER**  
**EXHIBITS "B" & "BB".**

**1.0 SECURITY ALARMS:**

- 1.1 All sites shall be inspected after Notice-to-Proceed has been given and submit recommendations made to the Security Management Division of the General Services Department for necessary equipment replacements based on current technology. A detailed inventory of existing equipment shall be accomplished and provided to the Security Management Division of the General Services Department.
- 1.2 Security alarm maintenance shall include, but not be limited to, providing inspections of all security alarm system components at least annually, battery replacement, testing and cleaning as part of preventative maintenance.
- 1.3 It is the Contractor's responsibility to survey each location for the purpose of identifying all equipment related to the Security alarm system, including all hardware, wiring, and etc. The City's failure to list any Security alarm equipment does not exclude it from coverage on the contract. All locations in "Exhibit BB" where Security Alarm equipment is in place, and any locations where new systems are requested, are to be covered in the contract.

**2.0 MONITORING REQUIREMENTS:**

**2.1 Security Monitoring**

- 2.1.1 The Contractor will provide 24-hour a day monitoring services at a central station/facility. In the event of a security alarm signal at a facility, the on-site security system will communicate with the Contractor's Central Monitoring Station. The Contractor's Central Monitoring Station will dispatch a commissioned (armed) security guard to the facility. The Central Monitoring Station will notify the designated department representative. Supervised opening and closing alarm monitoring services are required at all facilities. Supervised opening and closing services will function as follows: The Contractor's Central Monitoring Station will call designated Department representatives if; a) the facility is not closed according to established hours; b) the facility is not opened according to established hours; and c) the facility is entered at other than normal operating hours and no call was received or recorded from a Department representative with an authorized pass code. Printed opening and closing reports are to be provided for each department facility on a monthly basis.

**2.2 Elevator Monitoring**

- 2.2.1 The contractor will provide 24-hour monitoring services at a central station/facility of City-installed elevator telephones. In the event of a call from an elevator phone, the Central Station will notify the designated department representative.

**2.3 Walk-in-Cooler Low Temperature Monitoring**

- 2.3.1 Twenty-four (24) hour monitoring services at a Health and Human Services (H&HS) Central Station for low temperature monitoring of walk-in coolers at 1115 S. Braeswood (Vaccine Program) and 7131 Cullen (Warehouse). The central monitoring station will notify the designated H&HS representative.

## 2.4 False Alarm Rate

- 2.4.1 Not more than ten (10) false alarms at each elevator, walk-in-cooler or security monitoring facility will be acceptable during a one (1) year period. This will apply only to false alarms caused by wiring or equipment failure. Contractor will notify the department when false alarms exceed the standard. Contractor will recommend actions to reduce false alarms for department review.

## 2.5 Liquidated Damages for Failure to Respond or Failure to Properly Respond to Security Alarm Signals

- 2.5.1 In the event of a security alarm signal at a facility and either the Contractor's Central Monitoring Station, or the Contractor's Commissioned (Armed) Security Guard failed to respond to the security alarm signal, or failed to properly respond as outlined in Section 2.1 above, or the Contractor's Commissioned (Armed) Security Guard failed to notice and/or report apparent signs of forced entry or other property damage at the facility where the security alarm signal originated, and:
- 2.5.2 The City suffered loss as a result of such failures, the City may assess liquidated damages in the amount of the full replacement cost (without regard to depreciation) against the Contractor, or;
- 2.5.3 The City did not suffer loss as a result of such failures, the City may assess liquidated damages in the amount of \$250 per incident against the Contractor.

## 2.6 Liquidated Damages or Contract Termination for failure to perform

- 2.6.1 Liquidated Damages in the amount of \$250 may be assessed against the Contractor for failure to perform regularly scheduled inspections, testing, and preventative maintenance, which causes a fire alarm system failure resulting in:
- 2.6.2 Damage to City property because of delayed response by the Fire Department, or;
- 2.6.3 Failure to pass a Fire Marshal's Inspection.
- 2.6.4 Repeated failure to perform regularly scheduled inspections, testing, and preventative maintenance may result in termination of this contract.

## 2.7 Liquidated Damages or Contract Termination for Failure to Properly Respond

- 2.7.1 In the event the Central Monitoring Station fails to respond, or improperly responds to a call from someone trapped in a monitored elevator, or from a monitored refrigeration unit, and:
- 2.7.2 The City suffered loss as a result of such failures, the City may assess liquidated damages in the amount of the full replacement cost (without regard to depreciation) against the Contractor, or;
- 2.7.3 The City did not suffer loss as a result of such failures, the City may assess liquidated damages in the amount of \$250 per incident against the Contractor.
- 2.7.4 **NOTE: Some of the refrigeration units contain specialized vaccines, which must be refrigerated at all times. There is potential for substantial loss if a refrigeration unit malfunction is not timely responded to.**

### **3.0 SECURITY ALARM SYSTEMS:**

#### **3.1 Response to Security Alarm Signals**

- 3.1.1 The Contractor's Commissioned (Armed) Security Guard will arrive within thirty (30) minutes of the security alarm signal at the department facility from which the alarm originated. The security guard shall thoroughly inspect the facility for signs of entry immediately upon arrival. If signs of entry are visible, the Houston Police Department will be notified by the security guard. The security guard will remain at the department facility until the designated Department representative secures the facility, the security system is reset, all entrances and exits are secured.

#### **3.2 Service to the Security Alarm Systems**

- 3.2.1 The Contractor will maintain the installed security system on an on-going basis for the duration of the contract period. The equipment labor and materials charge will include:
  - 3.2.1.1 Replacement of all components as needed due to equipment malfunction or failure at the specified rate.
  - 3.2.1.2 Repair of all components as needed due to equipment malfunction or failure at the specified rate.

#### **3.3 Security System Installation**

- 3.3.1 New systems or replacement parts (or systems) shall be installed in a workmanlike manner, in accordance with manufacturer's approved wiring diagrams. The contractor shall furnish all conduit, wiring, junction boxes, connectors, cabinets and associated miscellaneous materials necessary for the complete installation.
- 3.3.2 All equipment shall be designated and implied for its intended use.
- 3.3.3 Installation of all raceways and wiring shall be in compliance with the City and National Electrical Code. All applicable portions of the Electrical and Administrative Code of the City of Houston shall be followed implicitly, in particular with regard to material type and quality, circuitry extension from and connections to existing outlet and junction boxes, panel boards and similar appurtenances.
- 3.3.4 All penetrations of floor slabs and fire walls shall be fire-stopped in accordance with all local fire codes.
- 3.3.5 Wiring shall be color coded throughout according to National or City of Houston Electrical Code Standards with a size minimum of No. 19 AWG, and must also conform to the National Electrical Code, NFPA 70.
- 3.3.6 A manufacturer-trained representative shall install the system.
- 3.3.7 The security equipment shall be Digital Security Control Equipment or an approved equivalent.

#### **3.4 Documents for Security System Installation**

- 3.4.1 Prior to commencement and after completion of work, Contractor must notify authorities having jurisdiction/department(s).



3.4.2 Permits necessary for installation of the work shall be obtained prior to the commencement of work. All permit costs and inspections, if required, shall be included as part of the required work under this Contract.

3.4.3 The Contractor shall provide a single line riser diagram showing all equipment and type, number and sign of all Conductors. Upon completion of the installation of the Security System, the Contractor shall provide to the designated department representative, a signed written statement, substantially in the form that follows:

3.4.3.1 "The undersigned, STATE ALARM LICENSE B \_\_\_\_\_ having been engaged as the Awarded Contractor on (NAME OF CONTRACT and CONTRACT NUMBER), confirms that the Security System was installed in accordance with diagrams, instructions and directions provided to us by the equipment manufacture"

### 3.5 Security System Installation Field Testing

3.5.1 Reports of any field testing during installation shall be forwarded to the General Services Department, Security Services Management Division.

3.5.2 Upon completion of installation, the Contractor shall test the entire system under the supervision of manufacturer-trained representative. Each individual system operation on a point-by-point basis shall be tested for its complete operation. Procedures for testing the entire security system shall be set forth with the consent of the department representative.

### 3.6 Training and Operating Manuals

3.6.1 The Contractor shall compile and provide to the General Services Department, Security Services Management Division " representative two (2) complete operations manuals on the furnished security system, catalog cuts of all equipment and components, all as-built wiring diagrams, and a manufacturer's suggested spare parts list with current pricing. In addition to the above printed materials, the Contractor shall provide instructions to the designated personnel at each facility where the system is installed in the operation of the system.

### 3.7 Miscellaneous

3.7.1 The Contractor shall ensure that all systems have the correct telephone connections and that coded activities are correctly recorded.

## 4.0 **FIRE ALARM SYSTEMS:**

### 4.1 Fire Alarm Monitoring

4.1.1 The Contractor will provide 24-hour a day monitoring services at a central station/facility. In the event of a fire alarm signal at a Department facility, the on-site fire alarm will communicate with Contractor's Central Monitoring Station. The Contractor's Central Monitoring Station will notify the Houston Fire Department to respond to the fire alarm and will also notify the designated department representative.

4.2 The Contractor agrees to provide repair of fire alarm equipment, systems and related controls on site.

- 4.3 The Contractor shall maintain a 24-hour emergency telephone number to be contracted during emergencies. Contractor shall respond to emergencies within 1 hour after being contacted should a fire alarm system malfunction.
- 4.4 Scheduled maintenance inspection and repair shall be performed as listed. Failure to make scheduled maintenance and repair visits and inspections within the specified time frame shall result in the termination of this contract.
- 4.5 Each scheduled maintenance inspection and if necessary repair visit shall include an inspection of all equipment pertaining to the fire alarm systems, certification of such and in compliance with the State of Texas rules and regulations and all applicable codes.
- 4.6 The field representative shall call to the attention of departmental personnel the need for any replacement parts and the cost for labor during scheduled inspections and maintenance repair visits. This notification shall be in writing to Facilities Operation and Maintenance.
- 4.7 Failure of equipment between the scheduled inspections will be repaired or replaced by the Contractor.
- 4.8 No extra travel or trip charges will be added for any of the services provided.
- 4.9 The Contractor shall provide a detailed and State of Texas approved service report for each inspection and maintenance call. One (1) copy to be left with the building manager and one (1) copy to be the department , and one (1) copy to be retained by the contractor. Whenever required by the State of Texas a copy of such inspection report for each repair service shall include a brief description of the problem, as well as the remedies employed. The contractor shall return all replaced parts to the City. Whenever possible the Contractor shall use original equipment manufacturer's replacement parts. The parts must be new.
- 4.10 Contractor to maintain current inspection tags at all times.
- 4.11 The 9-volt battery operated stand-alone fire alarms are NOT included in the fire alarm service contract.

## **5.0 WARRANTIES:**

- 5.1 Contractor warrants that he or she is qualified to perform inspection and maintenance services on Equipment stated in this contract. Contractor shall allow only skilled, trained and State of Texas Certified Fire Alarm Electricians to inspect, maintain and perform repairs as needed under this contract. Contractor shall observe the highest standards of diligence and care in the performance of its inspections, maintenance and repairs as needed, and shall meticulously follow the standards and procedures required by the manufacturer (including all service bulletins for inspection, maintenance and repair services).
- 5.2 The Contractor further warrants with respect to any equipment components and goods furnished by it the following:
  - 5.2.1 That such items to be free of defects in title material and workmanship
  - 5.2.2 That each item meets or exceeds the specifications and requirements of the manufacturer.
  - 5.2.3 That each component part is new, and that no such items or use thereof infringes any patent, copyright, or proprietary right.

5.2.4 Contractor further warrants that all services and parts provided shall be in strict conformity with all applicable regulations.

**6.0 SEMI-ANNUAL & QUARTERLY INSPECTION & REPAIRS:**

6.1 Contractor shall inspect and maintain all fire alarm equipment to NFPA standards at the locations listed according to an Inspection and Maintenance Agreement Check List that meets or exceeds the NFPA requirements. Contractor shall provide to the department semi-annual and quarterly inspection reports. Contractor to leave a copy of such a report at the inspection site and forward a copy to the department. Any repairs made should have the prior approval of the department's representative. All labor, materials and supplies necessary to perform the services on the Inspection and Maintenance Agreement Checklist shall be included in the semi-annual charge for inspections and repairs listed in the fee schedule and on the official bid form.

**7.0 CHANGES IN EQUIPMENT:**

- 7.1 Should any equipment be taken out of service during the term of this contract, Contractor shall reduce the semi-annual charge for inspections accordingly.
- 7.2 Upon mutual consent of Contractor and City, the existing equipment may be exchanged for equipment requiring like maintenance without changes in the semi-annual charge for inspections.
- 7.3 This Contract may be amended to allow for addition of equipment with an increase in the semi-annual charge for inspections equal to the inspection charge for similar equipment at the Contractor's and City's option by written agreement of the department Director to the City Purchasing Agent on whose written authorization any addition, deletions and/or changes are to be made.

**8.0 VERIFICATION OF EQUIPMENT:**

8.1 It is mandatory that all equipment be verified by the contractor.

**9.0 REPLACEMENT PARTS:**

- 9.1 Replacement parts shall be charged for as cost plus mark-up as listed in the contract fee schedule.
- 9.2 Cost of parts and materials used in the performance of this contract shall be charged to the department along with labor. All components shall be listed individually along with their cost plus markup. The Contractor shall provide, along with their invoices for part and components, a copy of its supplier's invoice.
- 9.3 Contractor shall return all damaged and defective parts that have been replaced to the City.

**10.0 EQUIPMENT LIST:**

10.1 Contractor shall verify and identify all related components of the fire alarm systems at the listed locations.

**11.0 REMOVAL OF EQUIPMENT:**

11.1 Any and all equipment removed from City property shall be accompanied by a City of Houston

Return Authorization Form 7530-0559951-00. The return Authorization Form shall be provided by the department requesting services. The form shall be adjusted by the user department to reflect the Contract and Ordinance number pertaining to this contract.

**SCOPE OF WORK/SPECIFICATION PART II  
FOR GENERAL SERVICES DEPARTMENT, PER EXHIBITS "B" & "BB".**

**1.0 SCOPE OF SERVICES:**

- 1.1 The Contractor is responsible for performing scheduled preventive maintenance and unscheduled repairs on fire alarm monitoring systems, as necessary, on a 24-hour per day, 365-day per year basis. The Contractor shall maintain a 24-hour emergency telephone number to be contacted during emergencies. Contractor shall respond to emergencies within one-hour after being contacted should a fire alarm system malfunction.
- 1.2 Each scheduled maintenance inspection and if necessary repair visit shall include an inspection of all equipment pertaining to the fire alarm systems, certification of such and in compliance with the State of Texas rules and regulations and all applicable codes.
- 1.3 The Contractor shall provide a detailed and State of Texas approved service report for each inspection and maintenance call. One copy to be left with the Building Superintendent one copy to be retained by the Contractor. Whenever required by the State of Texas a copy of such inspection report to be forwarded to the State by the Contractor. The service report for each repair service shall include a brief description of the problem, as well as the remedies employed. The Contractor shall return all replaced parts to the City. Whenever possible the Contractor is to use original equipment manufacturer's replacement parts. The parts must be new.
- 1.4 No extra travel or trip charges will be added for any of the services provided.

**2.0 CONTRACTOR'S RESPONSIBILITIES:**

- 2.1 It is the Contractor's responsibility to survey each location for the purpose of identifying all Security and Fire equipment, hardware, wiring, and etc. The City's failure to list any Fire equipment, hardware, wiring, and etc. does not exclude it from coverage on the contract. All Fire Alarm equipment, hardware and wiring listed in the locations in "Exhibit BB" are to be covered in the contract.

**3.0 RELATED DOCUMENTS:**

- 3.1 The requirements of National Fire Protection Association Code (NFPA) 72, 1996 revision and the Texas Insurance Code and Fire Alarm Rules apply to this specification, as adopted by the State of Texas. All work shall be done within the requirements of these and any other state or local Codes.
- \*3.2 In conformance to NFPA 72 paragraph 7-1.2.2, contractor must have a minimum of six (6) NICET Level 3 or 4 permanently employed personnel to be qualified to perform the services listed in this specification. Contractor must have a minimum of at least one (1) level 4 certified individual that is permanent employed by Contractor. Contractor must include copies of the Licenses for these individuals with his/her Bid package to be considered.

**4.0 REQUIREMENTS:**

- 4.1 The inspections & service as described shall be performed on a semi-annual basis, pre-scheduled with the City of Houston, with adequate notice to allow notification of all occupants. Inspections or service shall be required during after hour's times while no occupants are present, at the City of Houston's sole discretion.
- 4.2 Inspections & Tests shall include all functional tests required by Code, whether or not specifically described herein.

## **5.0 SYSTEM MONITORING:**

- 5.1 The Contractor will provide a 24-hour monitoring services at a central station/facility. In the event of a fire alarm signal at a monitored General Services facility, the on-site fire alarm will communicate with the Contractor's central monitoring station. The Contractor's central monitoring station will notify the Houston Fire Department to respond to the fire alarm and will also notify the designated Building Services representative.
- 5.2 Contractor will provide 24-hour monitoring services at a central station/facility of City-installed elevator telephones. In the event of a call from an elevator phone, the Central Station will notify the designated department representative.

## **6.0 FUNCTIONAL TESTS OF FIRE ALARM SYSTEMS:**

- 6.1 Tests of all the devices and components in each Fire Alarm System shall be conducted as follows:
  - 6.1.1 Fire Alarm Control Panels shall be fully tested for proper fuse values, power supply outputs, fully functional lamps and LEDs including proper zone or device labels, and proper function of all control features including, but not limited to:
    - 6.1.1.1 Signal circuit activation
    - 6.1.1.2 Fire Department Notification (Monitoring) connection
    - 6.1.1.3 Air Handler Shutdown
    - 6.1.1.4 Alarm Verification, if programmed active
    - 6.1.1.5 Elevator Recall Operation, if applicable
    - 6.1.1.6 Proper Supervisory Circuit operation
    - 6.1.1.7 Proper Trouble Supervision operation
    - 6.1.1.8 ASD operation
  - 6.1.2 Ceiling Smoke Detectors shall be functionally tested with a UL approved canned smoke solution, or other approved method to ensure activation of each unit. Once every two years these units will be sensitivity tested in accordance with NFPA 72 paragraph 7-3.2.1 and any out of calibration devices will be replaced at no charge. Physically contaminated devices will be cleaned prior to sensitivity tests.
  - 6.1.3 Air Duct Smoke Detectors shall be functionally tested by an approved method to ensure activation of each unit. Air Handler Unit Shutdown will be verified for each Detector unit and so noted on the Inspection Report. Once every two years these units will be sensitivity tested in accordance with NFPA 72 paragraph 7-3.2.1 and any out of calibration devices will be replaced at no charge to the City. Physically contaminated devices will be cleaned prior to sensitivity tests.
  - 6.1.4 Heat Detectors shall be functionally tested with a heat source for restorable units or tested electrically by testing the wire connected to the device for non-restorable units.
  - 6.1.5 Manual Pull Stations shall be operated by opening the unit to ensure it has not been painted shut or otherwise disabled. Keyed operation is acceptable if that function tests the mechanical operating condition of the device.
  - 6.1.6 Audible/Visible Indicating Appliances shall be visibly inspected to ensure no units are obstructed and that all Evacuation signals are audible above ambient noise. The Inspection Report shall note any areas or devices that are not ADA compliant or where adequate audibility is not present. Recommendations shall be made in the Inspection Report for having adequate audibility and strobe placement. This test may be performed after regular business hours at the discretion of the Building Superintendent.

- 6.1.7 Supervisory Circuits shall be tested by manually tripping the device, taking every precaution to deactivate any circuit or mechanism that will actuate agent discharge or secondary function. Simulating a condition is an acceptable test method providing a full circuit test is accomplished.
- 6.1.8 Remote Power Supplies shall be tested for supervision by removing circuit wiring to indicate a trouble condition on the main control panel.

**EXHIBIT "BB"**  
**LOCATIONS & EQUIPMENT**

**I. SECURITY & FIRE ALARM SERVICES SITES:**

**HOUSTON PUBLIC LIBRARY**

BRANCHES	LOCATION	COMPLETE NAME	ADDRESS	KEY MAP LOCATION
1	ACRES HOMES	Acres Homes Branch	8501 W. Montgomery Rd	412T
2	BRACEWELL	J. S. Bracewell Branch	10115 Kleckley	576P
3	CARNEGIE	Carnegie Regional Branch	1050 Quitman	493D
4	CLAYTON CENTER	William L. Clayton Genealogical Building	5300 Caroline	493W
5	CLAYTON House	William L. Clayton House	5300 Caroline	493W
6	COLLIER	Everett Collier Regional Branch	6200 Pinemont	451F
7	DIXON	Mrs. Amanda E. Dixon Branch	8002 Hirsch	454K
8	FLORES	Patricio Flores Branch	110 North Milby	494N
9	FRANK	Morris Frank Branch	6440 West Bellfort	570C
10	FREED-MONTROSE	Eleanor K. Freed - Montrose Branch	4100 Montrose	493S
11	HEIGHTS	Heights Branch	1302 Heights Blvd.	453W
12	HENINGTON-ALIEF	David M. Henington - Alief Regional Branch	7979 S Kirkwood	529K
13	HILLEDAHL	Arnold L. Hillendahl Branch	2436 N. Gessner	450N
14	JOHNSON	W.L.D. Johnson, Sr. Branch	3517 Reed Road	573B
15	JUNGMAN	J. Frank Jungman Regional Branch	5830 Westheimer	491T
16	KENDALL	Belle Sherman Kendall Branch	14330 Memorial Drive	489E
17.	LAKEWOOD	Lakewood Branch	8815 Feland Street	455G
18.	LOOSCAN	Adele Briscoe Looscan Branch	2510 Willowick	492S
19.	ERC	Electrical Resource Center	3102 Center Street	493E
20.	MANCUSO	Frank Mancuso Branch	6767 Bellfort	534Z
21.	Marston HPL Administration	Marston	820 Marston	492M
22.	McCRANE-KASHMERE GARDENS	Eva Alice McCrane - Kashmere Gardens Branch	5411 Pardee Street	454U
23.	McGOVERN-STELLA LINK	John P. McGovern-Stella Link	7405 Stella Link	532J
24.	MELCHER	Lucile Yvonne Melcher Branch	7200 Keller	535E
25.	MEYER	George B. Meyer, Sr. Branch	5005 West Bellfort	531Y
26.	MOODY	Nettie Moody Branch	9525 Irvington	453C
27.	OAK FOREST	Oak Forest Branch	1349 W. 43rd Street	452K
28.	PARK PLACE	Park Place Regional Branch	8145 Park Place Blvd.	535P
29.	PLEASANTVILLE	Pleasantville Branch	1520 Gellhorn	495K
30.	RING	Elizabeth L. Ring Branch	8835 Long Point	450V
31.	ROBINSON/WESTCHASE	Judson w. Robinson, Jr. - Westchase Branch	3223 Wilcrest	489Y
32.	SCENIC WOODS	Scenic Woods Regional Branch	10677 Homestead	414Z
33.	SMITH	Dr. Lonnie E. Smith Branch	3624 Scott Street	533D
34.	STANAKER	Nena E. Stanaker Branch	611 SSgt. Mancario Garcia	494V
35.	STIMELY-BLUE RIDGE	Sherman E. Stimley - Blue Ridge Branch	7007 West Fuqua	571W
36.	TUTTLE	Cliff Tuttle Branch	702 Kress Street	494H
37.	VINSON	William A. Vinson Branch	3100 W. Fuqua	572T
38.	WALTER	M. E. Walter Branch	7660 Clarewood	530G
39.	YOUNG @ PALM CENTER	Alice McKean Young Branch	5260 Griggs Road	534K
40.	AFRICAN-AMERICAN LIBRARY			



1. Acres Homes Branch 8501 West Montgomery, Houston TX, 77088
  - A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric electro-luminescent arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Six door alarm contact switches.
  - E. Eight acoustic, dual-technology, glass break, detectors.
  - F. One sixty-foot wide-angle, passive, infrared, motion detector.
2. Bracewell Branch 10115 Kleckley, Houston, TX 77075
  - A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric electro luminescent arming display station.
  - C. Two, local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Four door alarm contact switches.
  - E. Two air conditioner door alarm switches.
  - F. Six acoustic, dual-technology, glass, break detectors.
3. Carnegie Branch and Community College 1050 Quitman, Houston, TX 77009

To be armed and disarmed as three separate systems

  - A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric electro-luminescent arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Twenty-nine door alarm contact switches.
  - E. Four air conditioner door alarm switches.
  - F. Twelve acoustic, dual-technology, glass, break detectors.
  - G. One forty-foot, wide angle, dual tech, motion detector.
4. Clayton Genealogical Research 5300 Caroline, Houston, TX 77004
  - A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric electro-luminescent arming display station.
  - C. Two, local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Five door alarm contact switches.
  - E. Two air conditioner door alarm switches.
  - F. Seven acoustic, dual-technology, glass, break detectors.
  - G. One seventy-foot, wide-angle, passive, infrared, motion detector.
  - H. One one-hundred-foot, curtain-style, passive, infrared, motion detector.

5. Clayton House 5300 Caroline, Houston, TX 77004

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric electro-luminescent arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Three door alarm contact switches.
- E. Two air conditioner door alarm switches.
- F. Three acoustic, dual-technology, glass, break detectors.
- G. Two forty-foot, wide-angle, dual-technology, motion detectors.
- H. Four forty-foot, wide-angle, passive, infrared, motion detectors.

6. Collier Regional 6200 Pinemont, Houston, TX 77092

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric electro-luminescent arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Four door alarm contact switches.
- E. Four acoustic, dual-technology, glass, break detectors.
- F. One thirty-foot, wide-angle, dual-technology, motion detector.
- G. One seventy-foot, wide-angle, dual-technology, motion detector.
- H. Two one-hundred-foot, curtain-style, dual-technology, motion detectors.
- I. Two thirty-five-foot, wide-angle, passive, infrared, motion detector.

7. Dixon Branch 8002 Hirsh, Houston, TX 77016

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Five door alarm contact switches.
- E. Two air conditioner door alarm switches.
- F. One acoustic, dual-technology, glass, break detectors.
- G. One forty-foot, wide-angle, passive, infrared, motion detector.

8. Flores Branch 110 North Milby, Houston, TX 77003

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Ten door alarm contact switches.
- E. Three air conditioner door alarm switches.
- F. One acoustic, dual-technology, glass, break detectors.
- G. Three seventy-foot, wide-angle, passive, infrared, motion detector.

9. Frank Branch 6440 West Belfort, Houston, TX
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Six door alarm contact switches.
  - E. Six air conditioner door alarm switches.
  - F. Three acoustic, dual- technology, glass, break detectors.
  - G. One forty-foot, wide-angle, passive, infrared, motion detector.
10. Freed-Montrose Branch 4100 Montrose, Houston, TX 77006
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Seven door alarm contact switches.
  - E. Nine acoustic, dual-technology, glass, break detectors.
  - F. One seventy-foot, wide-angle, passive, infrared, motion detector.
  - G. Four air conditioner door alarm switches.
11. Heights Branch 1302 Heights Blvd., Houston, TX 77008
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Ten door alarm contact switches.
  - E. Two air conditioner door alarm switches.
  - F. Six acoustic, dual-technology, glass, break detectors.
  - G. Three forty-foot, wide-angle, dual-technology, motion detector.
  - H. One forty-foot, wide-angle, passive, infrared, motion detector.
12. Henington-Alief Branch 7979 South Kirkwood, Houston, TX 77072
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Fourteen door alarm contact switches.
  - E. Four air conditioner door alarm switches.
  - F. Twelve acoustic, dual-technology, glass, break detectors.
  - G. Two forty-foot, wide-angle, dual-technology, motion detector.
13. Hillendahl Branch 2436 Gessner, Houston, TX 77080

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.
- E. One acoustic, dual-technology, glass, break detectors.
- F. Two seventy-foot, wide-angle, passive, infrared, motion detector.
- G. Two thirty-foot, wide-angle, passive, infrared, motion detector.
- H. Two 60-foot, 360 degree, passive, infrared, motion detector

14. Johnson Branch 3517 Reed, Houston, TX 77051

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Seven door alarm contact switches.
- E. Four acoustic, dual-technology, glass, break detectors.
- F. Two seventy-foot, wide-angle, passive, infrared, motion detector.
- G. Two thirty-foot, wide-angle, passive, infrared, motion detector.
- H. Four air conditioner door alarm switches.

15. Jungman Regional 5830 Westheimer, Houston, TX 77057

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Fourteen door alarm contact switches.
- E. Nine acoustic, dual-technology, glass, break detectors.
- F. One sixty-foot, wide-angle, passive, infrared, motion detector.
- G. Six air conditioner door alarm switches.

16. Kendall Branch 14330 Memorial, Houston, TX 77079

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Eight door alarm contact switches.
- E. Six acoustic, dual-technology, glass, break detectors.
- F. One air conditioner door alarm switches.

17. Lakewood Branch 8815 Feland, Houston, TX 77028

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.

- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Four door alarm contact switches.
- E. Two seventy-foot, wide-angle, passive, infrared, motion detector.
- F. One thirty-foot, wide-angle, passive, infrared, motion detector.
- G. Two air conditioner door alarm switches.

18. Looscan Branch 2510 Willowick, Houston, TX 77027

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.
- E. Three acoustic, dual-technology, glass, break detectors.
- F. One seventy-foot, wide-angle, dual-technology, motion detector.
- G. Two air conditioner door alarm switches.

19. Electrical Resource Center 3102 Center Street, Houston, TX

- A. Security Alarm Maintenance, Inspection and Monitoring

20. Mancuso Branch 6767 Belfort, Houston, TX 77087

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Eight door alarm contact switches.
- E. One seventy-foot, wide-angle, passive, infrared, motion detector.
- F. Three thirty-foot, wide-angle, passive, infrared, motion detector.
- G. Four air conditioner door alarm switches.

21. Marston HPL Administration 820 Marston, Houston, TX

- A. Security Alarm Maintenance, Inspection and Monitoring

22. McCrane-Kashmere Gardens Branch 5411 Pardee, Houston, TX 77026

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.
- E. One acoustic, dual-technology, glass, break detectors.
- F. One seventy-foot, wide-angle, passive, infrared, motion detector.
- G. Two thirty-foot, wide-angle, passive, infrared, motion detector.

- H. One forty-foot, wide-angle, dual-technology motion detector
- I. Four air conditioner door alarm switches.

23. John P. McGovern – Stella Link Library 7405 Stella Link

- A. Security Alarm Monitoring, Inspections and Maintenance

24. Melcher Branch 7200 Keller, Houston, TX 77012

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.
- E. One seventy-foot, wide-angle, passive, infrared, motion detector.
- F. Three thirty-foot, wide-angle, passive, infrared, motion detector.
- G. Two air conditioner door alarm switches.

25. Meyer Branch 5005 West Bellfort, Houston, TX 77035

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Five door alarm contact switches.
- E. Two seventy-foot, wide-angle, passive, infrared, motion detector.
- E. Two thirty-foot, wide-angle, passive, infrared, motion detector.
- F. Three air conditioner door alarm switches.

26. Moody Branch 9525 Irvington, Houston, TX 77076

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Four door alarm contact switches.
- E. One Thirty-foot, wide-angle, dual- technology, motion detector.
- F. Two thirty-foot, wide-angle, passive, infrared, motion detector.
- G. One air conditioner door alarm switches.

27. Oak Forest Branch 1349 West 43<sup>rd</sup>, Houston, TX 77018

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.

- E. Four acoustic, dual-technology, glass, break detectors.
- F. Two air conditioner door alarm switches.

28. Park Place Branch 8145 Park Place, Houston, TX 77017

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Ten door alarm contact switches.
- E. Two acoustic, dual-technology, glass, break detectors.
- F. Two seventy-foot, wide-angle, passive, infrared, motion detector.
- G. Two thirty-foot, wide-angle, passive, infrared, motion detector.
- H. Four air conditioner door alarm switches.

29. Pleasantville Branch 1520 Gelhorn, Houston, TX 77029

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Six door alarm contact switches.
- E. One seventy-foot, wide-angle, passive, infrared, motion detector.
- F. Three thirty-foot, wide-angle, passive, infrared, motion detector.
- G. Two air conditioner door alarm switches.

30. Ring Branch 8835 Long Point, Houston, TX 77055

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two, local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Seven door alarm contact switches.
- E. Six acoustic, dual-technology, glass, break detectors.
- F. Six air conditioner door alarm switches.

31. Robinson-Westchase Branch 3223 Wilcrest, Houston, TX 77042

- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Seven door alarm contact switches.
- E. Eight acoustic, dual-technology, glass, break detectors.
- F. One fifty-foot, wide-angle, dual-technology motion detector.

32. Scenic Woods Branch 10677 Homestead, Houston, TX 77016
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming, display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Thirteen door alarm contact switches.
  - E. Seven acoustic, dual-technology, glass, break detectors.
  - F. One fifty-foot, wide-angle, dual-technology, motion detector.
  - G. Two air conditioner door alarm switches.
33. Smith Branch Library 3624 Scott St., Houston, Texas 77004
- A. Security Alarm Monitoring, Inspections and Maintenance
34. Stanaker Branch 611 S/Sgt. Macario Garcia, Houston, TX 77011
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming, display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Seven door alarm contact switches.
  - E. Four acoustic, dual-technology, glass, break detectors.
  - F. Two air conditioner door alarm switches.
35. Stimely-Blue Ridge Branch 7007 West Fuqua, Houston, TX 77489
- A. Security Alarm Monitoring, Inspections and Maintenance
36. Tuttle Branch 702 Kress, Houston, TX 77020
- A. Security Alarm Monitoring, Inspections and Maintenance
37. Vinson Branch 3100 West Fuqua, Houston, TX 77045
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.
  - B. One alphanumeric, electro-luminescent, arming, display station.
  - C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
  - D. Eight door alarm contact switches.
  - E. Three acoustic, dual-technology, glass, break detectors.
  - F. Two seventy-foot, wide-angle, passive, infrared, motion detector.
38. Walter Branch 7660 Clarewood, Houston, TX 77036
- A. One security panel with capability to identify all listed zones. No more than two security alarm devices per zone and one zone for future expansion.



- B. One alphanumeric, electro-luminescent, arming, display station.
- C. Two local sounding devices, one located at the employee entrance and one at the front of the building.
- D. Three door alarm contact switches.
- E. Eight acoustic, dual-technology, glass, break detectors.

39. Young Branch 5260 Griggs Road, Houston, TX 77021

- A. Security Alarm Monitoring, Inspections and Maintenance

40. African-American Library Houston, TX

- A. Security Alarm Monitoring, Inspections and Maintenance

## HEALTH & HUMAN SERVICES DEPARTMENT

FACILITY	ADDRESS	BLDG	ESTIMATE D QTY.	DESCRIPTION
Sunnyside Health Center Year Built: 1979	9314 Cullen	23,250	1 1 2 12 3	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
Sunnyside Multi-Service Ctr Year Built: 1979	4605 Wilmington	37,000	1 1 2 23 2 1	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Overhead Door Contract Passive Infrared Detector
Fifth Ward Multi-Service Ctr Year Built: 1979	4014 Market	26,000	1 1 2 10 6	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
Fifth Ward Multi-Service Ctr (New Bldg.) Year Built 2008	4014A Market			
John Peavy Senior Center Year Built: 1979	3808 Market	12,885	1 1 2 10 2	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contracts Passive Infrared Detectors
West End Multi-Service Ct (Building 1) Year Built: 1975	170 Heights	6,000	1 1 2 10	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts

		2	Passive Infrared Detectors
West End Multi-Service Ct 170 Heights (Building 2) Year Built: 1975	3,505	1 1 1 5 1	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
West End Multi-Service Ct 170 Heights (Building 3) Year Built: 1975	4,500	1 1 1 6 2	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
West End Multi-Service Ct 170 Heights (Building 4) Year Built: 1975	5,000	1 1 2 6 2	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
West End Health Center 190 Heights Year Built: 1972	30,247	1 1 2 14 5	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Doors Contracts Passive Infrared Detectors
Metropolitan Multi-Svc Ctr 1475 W. Gray Year Built: 1988	33,585	1 1 2 19 1 8	Master Alarm Control Panel Command Console/Center Interior/Exterior Door Contacts Overhead Door Contact Passive Infrared Detectors
Metropolitan Multi-Svc Ctr 1475 W. Gray Swimming Pool Facility		1 1 1 10	Master Alarm Control Panel Command Console Center Interior/Exterior Sounder Door Contacts
Acres Homes Multi-Svc Ctr 6719 W. Montgomery (Administration) Year Built: 1989	30,247	3 1 1 27 10	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contracts Passive Infrared Detectors
Acres Home MSC 6719 W. Montgomery (Day Care) Year Built: 1989	30,247	1 1 1 5 6	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders Door Contacts Passive Infrared Detectors
Acres Home Multi-Svc Ctr 6719 W. Montgomery (W.I.C) Year Built: 1989	30,247	1 1 1	Master Alarm Control Panel Command Console/Center Interior/Exterior Sounders

			2	Door Contacts
			2	Passive Infrared Detectors
La Nueva Casa De Amigos	1809 N. Main		1	Master Alarm Control Panel
Year Built: 1995			2	Command Console Center
			1	Interior/Exterior Sounder
			7	Door Contacts
			7	Passive Infrared Motion Sensors
Northside Health Center	8523 Arkansas		2	Master Alarm Control Panel
Year Built: Renovation/Expansion 1996			4	Command Console Center
			2	Interior/Exterior Sounder
			15	Door Contacts
			10	Passive Infrared Motion Sensors
Northwest W.I.C.	8536 Hammerly	4,160	1	Master Alarm Control Panel
Year Built: Unknown			1	Command Console/Center
			1	Interior/Exterior Sounders
			2	Door Contacts
			2	Passive Infrared Detectors
Northeast W.I.C.	9421 Mesa Road	4,200	1	Master Alarm Control Panel
Year Built: Unknown			1	Command Console/Center
			1	Interior/Exterior Sounders
			5	Door Contacts
			6	Passive Infrared Detectors
Riverside Health Center	3315 Delano	24,000	1	Master Alarm Control Panel
Year Built: 1976			1	Command Console/Center
			2	Interior/Exterior Sounders
			13	Door Contracts
			2	Passive Infrared Detectors
Cullen Warehouse	7131 Cullen	7,280	1	Master Alarm Control Panel
Year Built: 1984			1	Command Console/Center
			2	Interior/Exterior Sounders
			2	Door Contacts
			1	Overhead Door Contract
			3	Passive Infrared Detectors
			2	Temperature Monitors (For walk-in Lockers)
Facilities Bureau Hqtrs	3026 Berry Rd	6,110	1	Master Alarm Control Panel
Year Built: 1972			1	Command Console/Center
			2	Interior/Exterior Sounders
			5	Door Contacts
			4	Overhead Door Contacts
			7	Passive Infrared Detectors
Northside Facilities Bureau	3018 Berry	1,800	1	Master Alarm Control Panel
Year Built: Unknown			1	Command Console/Center
			1	Interior/Exterior Sounders
			2	Door Contacts

			1	Passive Infrared Detectors
Lyons Health Center	5602 Lyons	21,074	1	Master Alarm Control Panel
Year Built: 1951			1	Command Console/Center
			2	Interior/Exterior Sounders
			9	Door Contacts
			3	Passive Infrared Detectors
Kashmere Multi-Service Ctr	4802 Lockwood	28,700	1	Master Alarm Control Panel
Year Built: 1984			1	Command Console Center
			2	Interior/Exterior Sounders
			21	Door Contacts
			5	Passive Infrared Detectors
Magnolia Multi-Service Ctr	7037 Capitol	52,000	2	Master Alarm Control Panel
Admin and Day Care			2	Command Console/Center
Year Built: 1972			2	Interior/Exterior Sounders
			15	Door Contacts
			3	Passive Infrared Detectors
Alief W.I.C.	6787 A Wilcrest	4,360	1	Master Alarm Control Panel
Year Built: Unknown			1	Command Console/Center
			1	Interior/Exterior Sounders
			5	Door Contacts
			6	Passive Infrared Detectors
Plaza Del Oro	8272 El Rio		1	Master Alarm Control Panels
Material Management Suite			2	Switches located Magnetic Contact On entry/exit doors and the warehouse overhead doors
				Glass break Sensor for Offices
			4	Motion Sensors: Dual Combination passive infrared/Microwave
			1	Photobeam: Passive infrared For Warehouse Doors
			2	Audible Alarms: an interior siren alarm and a blaster Siren alarm for the office/warehouse
Vital Statistics			1	Master Alarm Control Panel
8000 N. Stadium			1	Command Console/Center
			7	Door Contacts
			4	Passive Infrared Motion Sensors
			10	Glass Break Sensors
			1	Siren Alarm
Denver Harbor Multi-Service		70,000 sq. ft.	1	Inovonics Vision Plus (wireless security system)
6402 Market				Confirm Type of System
Third Ward Multi-Service		35,000 sq. ft.	1	Inovonics Vision Plus (wireless security)
3611 Ennis				

Hunting Bayou WIC 11430, I-10 East, #340	1 DSC PC 1550 Control Panel with keypad 3 Door Contacts Switches 1 Motion Sensor 2 Glass Break Sensors
Aldine WIC 5198 Aldine Mail Route	1 DSC PC 1550 Control Panel with keypad 10 Door Contacts Switches 1 Long Range Dual Sensor Motion 2 Sensor
Water Control Lab 1828 Rankin	DSC 3000
Water Control Admin 1828 Rankin	DSC 3000
Pollution Control Environmental 7411 Park Place	DSC 832
Cashier's Office 8000 North Stadium	DSC 1550
Bureau of Animal Control 3110 Stevens	DSC 2550
Southwest MSC, 6400 High Star, Houston, TX, 77077	
Northeast MSC 9720 Spaulding, Houston, TX 77016	
South Post Oak MSC	
Vinson Library	
Southwest Environmental Center	

## II. FIRE ALARM MONITORING SITES:

Central Headquarters	8000 North Stadium Dr
La Nueva Casa De Amigos	1809 North Main
Facilities Headquarters,	3026 Berry
Third Ward Multi-Service Center,	3611 Ennis
Southwest MSC,	6400 High Star, Houston, TX 77077
Northeast Multi Service Center	9720 Spaulding, Houston, TX 77016
West End Multi-Service Ct	170 Heights
West End Health Center	190 Heights
Fifth Ward Multi Service Center	4014 Market
Fifth Ward Multi Service Center	4014A Market
South Post Oak MSC	
Vinson Library	
Southwest Environmental Center	

### III. ELEVATOR MONITORING SITES:

Central Headquarters,	8000 North Stadium Dr	4 elevators (3- in building, 1-garage)
La Nueva Casa De Amigos,	1809 North Main	3 elevators (3 - in building)
Acres Home Multi-Svc Ctr,	6719 W. Montgomery	1 elevator
Laboratory/Medical Clinic,	1115 Braeswood	2 elevators
Magnolia Multi-Svc Ctr,	7037 Capitol	1 elevator
Denver Harbor,	6402 Market	1 elevator

### IV. WALK-IN COOLER LOW TEMPERATURE MONITORING:

7131 Cullen  
1115 South Braeswood  
8000 North Stadium

### V. GENERAL SERVICES - HEALTH & HUMAN SERVICES SEMI-ANNUAL & QUARTERLY FIRE SYSTEMS INSPECTIONS FACILITY LISTING:

Locations	Facility	Work Requested	Manufacturer
1	Animal Control 2700 Evella	Semi-Annual Fire Alarm Systems Test	Fire Detection Consultants, Inc. Consultants, Inc.
2	Fifth Ward M.S.C. 4014 & 4014A Market	Semi-Annual Fire Alarm Systems Test	Kidde Douglas Div. For Daycare and Ademco Alarm Device M.F.G. for the Main Bldg.
3	Kashmere M.S.C. 4802 Lockwood	Semi-Annual Fire Alarm Systems Test	Simplex
4	Sunnyside H.C. 9314 Cullen	Semi-Annual Fire Alarm Systems Test	Standard Elec. Time Div. Of Johnson Service Co.
5	Sunnyside M.S.C. 4605 Wilmington	Semi-Annual Fire Alarm Systems Test	Zans Game Well
6	West End H.C. 190 Heights	Semi-Annual Fire Alarm Systems Test	Auto Call
7	West End M.H.C. 170 Heights	Semi-Annual Fire Alarm Systems Test	Simplex
8	Acres Homes M.S.C. 6719 W. Montgomery	Semi-Annual Fire Alarm Systems Test	Fire Detection Consultants Inc.
9	Southwest MSC 6400 High Star	Semi-Annual Fire Alarm Systems Test	
10	Northeast MSC 9720 Spaulding	Semi-Annual Fire Alarm Systems Test	
11	West End MSC 170 Heights	Semi-Annual Fire Alarm Systems Test	
12	West End Health Center 190 Heights	Semi-Annual Fire Alarm Systems Test	
13	Water Control 1828 Rankin Road	Semi-Annual Fire Alarm Systems Test	FireLarm Model 800 Control Unit Federal Signal Corp., Fenwal

			Ionization Smoke Detectors, Vibratone Horns, Visalert Strobe.
14	H.D.H.S 8000 N. Stadium Dr	Semi-Annual Fire Alarm Systems Test	Pyrotronics Model CP-2HA Computer Room on 7 <sup>th</sup> Floor
15	H.D.H.S 8000 N. Stadium Dr.	Semi-Annual Fire Alarm Systems Test	Pyrotronics Model CP-2HA Vital statistics 1 <sup>st</sup> Floor, FCI-72-15, FC-15 BCMCCH -32F Serial #32514
16	Metropolitan M.S.C. 1475 West Gray	Semi-Annual Fire Alarm Systems Test	Panel Type Simplex 4002
17	Magnolia M.S.C. 7037 Capitol	Semi-Annual Fire Alarm Systems Test	Panel Type Simplex 2001
18	Central Laboratory 1115 S. Braeswood	Semi-Annual Fire Alarm Systems Test	Panel Type Faraday MPC 2000 Fenwal 040 Halon System
19	Pollution Control 7411 Park Place	Semi-Annual Fire Alarm Systems Test	Panel Type Faraday 15240
20	Riverside Health Center 3315 Delano	Semi-Annual Fire Alarm Systems Test	Panel Type Faraday 15240
21	Lyons Health Center 5602 Lyons	Semi-Annual Fire Alarm Systems Test	Panel Type Faraday 15240
22	La Nueva Casa De Amigos 1809 N. Main	Semi-Annual Fire Alarm Systems Test	Panel Type Pyrotronics
23	Northside Health Center 8523 Arkansas	Semi-Annual Fire Alarm Systems Test	Panel Type Pyrotronics
24	John Peavy Sr. Center 3814 Market	Quarterly Fire Alarm Systems Test	Panel Type-Notifien 5000
25	Denver Harbor MSC 6402 Market	Semi-Annual Fire Alarm Systems Test	Panel Type Firevac
26	Third Ward 3611 Ennis	Semi-Annual Fire Alarm Systems Test	Panel Type Wheelock
27	Facilities Headquarters 3026 Berry Rd.	Semi-Annual Fire Alarm Systems Test	Panel Type Radionics D7024
28	South Post Oak MSC	Semi-Annual Fire Alarm Systems Test	
29	Vinson Library	Semi-Annual Fire Alarm Systems Test	
30	Southwest Environmental Center	Semi-Annual Fire Alarm Systems Test	

The contractor will be required to work on all equipment. The following is an example of some of the manufacturer's equipment in General Services Department facilities.

- 1 Fire Dection Consultants
- 2 Kidde Douglas
- 3 Ademco

- 4     **Simplex**
- 5     **Standard Electric Time Division of Johnson Service Company**
- 6     **Zans Game Well**
- 7     **Autocall**
- 8     **Federal Signal**
- 9     **Pyrotronics**
- 10    **Farady**
- 11    **Notifier**
- 12    **Firevac**
- 13    **Wheelock**
- 14    **Radionics**
- 15    **Bosch**

**VI.    GENERAL SERVICES – GENERAL GOVERNMENT INSPECTION SERVICES:**

**City Hall, 901 Bagby, Houston Texas, 77002**

Inspections of the various Fire Alarm Systems shall be conducted on the following components to include, but not be limited to:

- 1.    Master Fire Alarm Control Panels: 1 Siemens Cerberus MXL, 1 Notifier AFP 200
- 2.    Remote Fire Alarm Control Panel: 1 Siemens Cerberus MXLR
- 3.    Annunciator Panels: 1 Siemens Cerberus RCC-1
- 4.    Potter Fire Alarm Panel: 1 Mod # PFC-100RC
- 5.    Ceiling Smoke Detectors: 198
- 6.    Heat Detectors: 3
- 7.    Manual Pull Stations: 43
- 8.    Audible Indicating Appliances: 118
- 9.    Visible Indicating Appliances: 71
- 10.   Supervisory Indicating Circuits: 1 Lot
- 11.   Auxiliary Power Supplies: 1
- 12.   All Control Circuits: 1 Lot
- 13.   System or Remote Printer, if present: 1
- 14.   Contact Devices: 18
- 15.   Sprinkler System
- 16.   Auto Transfer Switch/Fire Pump Controller: # MCAT 7150-100-46-HA
- 17.   Fire Pump Motor: H008X10X209R405A
- 18.   Fire Pump: Patterson 6X5MAA
- 19.   Fire Pump Water Tank



20. Jockey Fire Pump: 143I BF
21. Silent Knight Auto Dialer: 5128/29
22. Generator: Cummings 300DFCB
23. Transfer Switch: OT400
24. Fire Suppression System Amerex, Model KP375 (wet chemical)

**City Hall Annex, 900 Bagby, Houston Texas, 77002**

Inspections of the various Fire Alarm Systems shall be conducted on the following components to include, but not be limited to:

1. Master Fire Alarm Control Panels: 1 Siemens Cerberus MXL, 1 Notifier AFP 200
2. Remote Fire Alarm Control Panel: 1 Siemens Cerberus MXLR
3. Annunciator Panels: 1 Siemens Cerberus RCC-1
4. Ceiling Smoke Detectors: 41
5. Heat Detectors: 3
6. Manual Pull Stations: 19
7. Audible/Visible Indicating Appliances: 40
8. Supervisory Indicating Circuits: 1 Lot
9. Power Supplies: 12 PAD2AUX
10. All Control Circuits: 1 Lot
11. System or Remote Printer, if present: 1
12. Contact Devices: 3
13. Sprinkler System
14. Fire Pump: Patterson SEL/FP-C-4155
15. Jockey Fire Pump: Baldor 84700007
16. Fire Pump Controller: MCA-40-46-4
17. Silent Knight Auto Dialer: 5128/29

**Police Headquarters, 1200 Travis, Houston, TX 77002**

1. Master Fire Alarm Control Panels: SIMPLEX 2500 (1)
2. Remote Fire Alarm Control Panel: SIMPLEX (1)
3. Smoke Detectors (551)
4. Duct Smoke Detectors: (14)

5. Pull Stations: (115)
6. Speakers: (383)
7. Visual only signal: (817)
8. Multiplex Transponder (2)
9. Network Universal Transponder (2)

**Police Central Complex, 61 Riesner, Houston Texas, 77002**

Inspections of the various Fire Alarm Systems shall be conducted on the following components to include, but not be limited to:

1. Master Fire Alarm Control Panels: 8 – Auto Call
2. Ceiling Smoke Detectors: 181
3. Heat Detectors: 6
4. Manual Pull Stations: 61
5. Audible/Visible Indicating Appliances: 57

**Edward J. Stringfellow South Police Station, 8300 Mykawa Road, Houston Texas, 77033**

Inspections of the various Fire Alarm Systems shall be conducted on the following components to include, but not be limited to:

1. Master Fire Alarm Control Panels: 1 Notifier Model Am2020
2. Remote Fire Alarm Control Panel: 2 - Notifier Model SBB-A2; 2- Notifier Model DR-AZ
3. Incipient Fire Detection Systems: 4 - Vesda B63079 Model VLS700;  
Vesda B50755 Model VLS314;  
Vesda B50757 Model VLS314;  
Vesda B50758 Model VLS314;
4. Annunciator Panels: 2
5. Smoke Detectors: 221 Ceiling; 26 Duct
6. Heat Detectors: 16
7. Manual Pull Stations: 38
8. Audible/Visible Indicating Appliances: 82
9. Remote Keyboard, Monitor & Printer: 1 each
10. Pumps: 1- Fire Aurora Model 89-65311; 1- Jockey Aurora Model E03-BF; Controller
11. Sprinkler Dry Pipe System: 1 Grinnell Model F-3021
12. Halon Systems 3 Stand Alone Fire Lite Model 424A